



20050711000346090 1/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
07/11/2005 02:59:01PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:  
Cynthia B Salser  
90 McClinton Drive Vincent, Al 35178

SEND TAX NOTICE TO  
Robert B & Cynthia B Salser  
90 McClinton Drive Vincent, Al 35178

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY  
DATE: July 11, 2005

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of \$7500.00 in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned Ernest Reynolds, and spouse, Evelyn V Reynolds, of 120 McClinton Drive Vincent, Al 35178, (collectively the "Grantor"), hereby grants, bargains, sells, warrants and conveys to Robert B Salser, and spouse, Cynthia B Salser of 90 McClinton Drive Vincent, Al 35178, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Commence at the NE Corner of the SE 1/4 of the NW 1/4 of Section 17, Township 19 South, Range 2 East, Shelby County, Alabama; thence S00°09'36"E, a distance of 308.48' to the POINT OF BEGINNING; thence S00°12'14"E, a distance of 532.17'; thence N89°57'55"W, a distance of 835.91'; thence N00°12'14"W, a distance of 387.87'; thence S89°57'55"E, a distance of 751.33'; thence N16°42'29"E, a distance of 105.00'; thence N50°58'09"E, a distance of 69.36' to the POINT OF BEGINNING. Said parcel containing 7.63 acres, more or less.

TO HAVE AND TO HOLD to the said Grantee and the Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the Grantor has signed and sealed this warranty deed the day and year above written.

*Ernest Reynolds*  
Ernest Reynolds

*Evelyn V Reynolds*  
Evelyn V Reynolds

Signed, Sealed and Delivered  
In the Presence of:

Sign: Perry Wells  
Name: Perry Wells

Sign: Jonja R. Wells  
Name: Jonja R. Wells

IN WITNESS WHEREOF the Grantee has signed and sealed this warranty deed the day and year above written.

Robert B Salser  
Robert B Salser

Cynthia B Salser  
Cynthia B Salser

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Signed, Sealed and Delivered  
In the Presence of:

Sign: Perry Wells  
Name: Perry Wells

Sign: Sonja R. Wells  
Name: Sonja R. Wells

**GRANTOR ACKNOWLEDGMENT**

Shelby County, AL 07/11/2005  
State of Alabama

Deed Tax: \$7.50

STATE OF ALABAMA  
COUNTY OF Shelby

I, Kim W. Reynolds, a Notary Public in and for said County and State, hereby certify that Ernest Reynolds, and spouse, Evelyn V Reynolds, of 120 McClinton Drive Vincent, Al 35178, having signed this warranty deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me this day that, being informed of the contents of the conveyance, the Grantor has executed this deed voluntarily and with lawful authority.

Given under my hand and seal, this 11<sup>th</sup> day of July, 2005.

Kim W. Reynolds  
Notary Public for the State of Alabama

KIM W. REYNOLDS, CAP  
Notary Public Alabama State at Large  
No. 871677

My Commission expires: \_\_\_\_\_

**Qualified in Shelby County**  
**Commission Expires October 21, 2008**  
**GRANTEE ACKNOWLEDGMENT**

STATE OF ALABAMA  
COUNTY OF Shelby

I, Kim W. Reynolds, a Notary Public in and for said County and State, hereby certify that Robert B Salser, and spouse, Cynthia B Salser of 90 McClinton Drive Vincent, Al 35178, having signed this warranty deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me this day that, being informed of the contents of the conveyance, the Grantee has executed this deed voluntarily and with lawful authority.

Given under my hand and seal, this 11<sup>th</sup> day of July, 2005.

Kim W. Reynolds  
Notary Public for the State of Alabama

My Commission expires: \_\_\_\_\_

**KIM W. REYNOLDS, CAP**  
**Notary Public Alabama State at Large**  
**No. 871677**  
**Qualified in Shelby County**  
**Commission Expires October 21, 2008**